

QUITCLAIM DEED  
Without Covenant  
Corporate Grantor  
027640

NO TRANSFER  
TAX PAID

KNOW ALL BY THESE PRESENTS, that Peoples Heritage Savings Bank (hereinafter "Peoples"), a corporation created and existing under the laws of the State of Maine and having a place of business in Portland, Maine, acting pursuant to 14 M.R.S.A. §§6203-A *et seq.* by virtue of and in execution of the Power of Sale contained in and for the purpose of foreclosure of Mortgages given by Druid, Inc. to Peoples, dated May 2, 1989 and December 28, 1990, and recorded in the Kennebec County Registry of Deeds respectively in Book 3538, Page 232 and Book 3852, Page 129 in consideration of One Dollar (\$1.00) and other valuable consideration paid by Peoples Heritage Realty 1, whose mailing address is One Portland Square, P.O. Box 9540, Portland, Maine 04112-9540, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Peoples Heritage Realty 1, its successors and assigns forever,

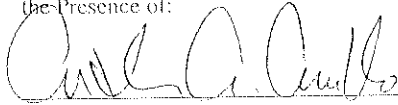
Certain real estate located at 148-150 College Avenue, Waterville, Kennebec County, Maine and more particularly described in the attached Exhibit A.

BEING the same premises described in the above-referenced mortgages dated May 2, 1989 and December 28, 1990, and recorded in the Kennebec County Registry of Deeds respectively in Book 3478, Page 232 and Book 3852, Page 129.

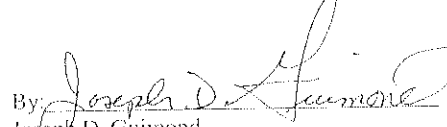
TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereto, belonging to the said Peoples Heritage Realty 1, its successors and assigns forever.

IN WITNESS WHEREOF, Peoples has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Joseph D. Guimond, its Vice President thereunto duly authorized this 24 day of September, 1998.

Signed, Sealed and Delivered in  
the Presence of:



PEOPLES HERITAGE SAVINGS BANK

By:   
Joseph D. Guimond  
Its Vice President

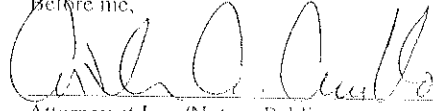
STATE OF MAINE  
CUMBERLAND, ss.

September 21, 1998

63-124  
63-125

Then personally appeared the above-named Joseph D. Guimond, Vice President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his capacity, and the free act and deed of said Corporation.

Before me,



Attorney at Law/Notary Public

Printed Name: Arthur A. Cernelli

Commission Expires: \_\_\_\_\_

## EXHIBIT A

63-124  
63-125

A certain lot or parcel of land with the buildings thereon together with all the contents and personal property located thereon, situated in said Waterville, on the west side of College Avenue in said Waterville, and bounded and described as follows, to wit:

Starting at a stone bound located by the driveway to the barn on College Avenue, the line proceeds north forty-seven (47) degrees thirty (30) minutes east (true meridian) a distance of forty-two (42) degrees twenty (20) minutes west at ninety (90) degrees ten (10) minutes with the aforesaid line a distance of one hundred fifty (150) feet to an iron pipe; thence southerly at an angle of ninety (90) degrees ten (10) minutes eighty-two (82) feet to an iron pin; thence southerly at an angle of one hundred seventy-three (173) degrees fifty-nine (59) minutes sixty-six and ninety-one hundredths (66.91) feet to an iron pin; thence thirty (30) minutes eighteen and twenty-two hundredths (18.22) feet to an iron pin; thence in a southerly direction at an angle of sixty-three (63) degrees fifty (50) minutes eighteen and sixty-five hundredths (18.65) feet to an iron pin; thence in an easterly direction at an angle of ninety (90) degrees one hundred thirty-two (132) feet to an iron pin on the street line of College Avenue; thence north forty-one (41) degrees twenty-nine (29) minutes at an angle of ninety (90) degrees with the aforesaid line a distance of sixty-one and eight tenths (61.8) feet to the point of starting (the stone bound by the driveway) which makes an angle of one hundred seventy-three (173) degrees fifty-nine (59) minutes on College Avenue.

As part consideration of this conveyance are the restrictions running with the land and binding upon the Grantee, their successors and assigns, that no malt or vinous or hard liquor or spirits shall ever be sold at retail or wholesale on the premises herein described.

The above restrictions regarding the sale of alcoholic beverages on the premises were released by the Sisters of Charity of Waterville, Maine by quit-claim deed to Robert B. Jones and Doris W. Jones dated July, 1965 and recorded in Kennebec County Registry of Deeds in Book 1347, Page 354.

Also another certain lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Easterly by College Avenue about one hundred thirty-two (132) feet; southerly by Crescent Street about one hundred ninety-two (192) feet; westerly by land now or formerly of Charles Jones about one hundred fifteen and one-half (115 ½) feet; and northerly by the land formerly of A.O. Lombard about two hundred sixty (260) feet.

This conveyance includes all machinery, equipment, fixtures and other personal property used in conjunction with the above-described premises.

Being the same premises conveyed to Druid, Inc. By Warranty Deed of Robert B. Jones dated August 24, 1981 and recorded in the Kennebec County Registry of Deeds at Book 2413, Page 244.

RECEIVED KENNEBEC REG.

1980 SEP 25 AM 10:01

ATTEST: *Charles Jones*  
REGISTER OF DEEDS